

PART A	
Report of: Head of Development Management	
Date of committee:	1st November 2017
Site address:	37-39, Clarendon Road
Reference Number:	17/00470/FULM
Description of Development:	Proposed mixed use development comprising up to 11,180 sqm of Class B1(a) office space on 8 floors, 154 residential units on 23 floors, up to 496 sqm of Class A3 café/restaurant space on the ground and 9th floors, 1st floor gym, basement car and cycle parking, access, landscaped rooftop amenity space and associated works.
Applicant:	Clarendon Road Developments Limited
Date Received:	6th April 2017
13 week date (major):	6th July 2017 (extended by agreement to 13th December 2017)
Ward:	Central

1.0 Site and surroundings

- 1.1 The site is located on the western side of Clarendon Road close to the junction with Beechen Grove. It is rectangular in shape and has an area of 0.40 hectare. It adjoins Jury's Inn to the south and has a rear boundary that adjoins Beechen Grove. It comprises a 4 storey office block on the frontage (Hannay House) which dates from the 1960s and is currently occupied. To the rear is a second, 3 storey office block (Millbuck House) which has been vacant since 1997.
- 1.2 The site is located in the Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. There are parking restrictions, including Residential Control Parking Zone along the roads within the vicinity of the site. The site is not within a conservation area and there are no listed or locally listed buildings within or adjoining the site.

2.0 Proposed development

- 2.1 To demolish the existing office buildings on the site and erect a mixed-use, multi-

storey development comprising:

- i) A 7 storey building fronting Clarendon Road providing 11,180m² (GIA) of Class B1(a) office floorspace. The front of the building will be set back 13.2m from the highway, respecting the existing building line on Clarendon Road, with its main entrance facing the road.
- ii) Two café/restaurant uses located at ground floor level of the office building totalling 496m², fronting public space to the side of the building, with access from this space.
- iii) A part 7 storey, part 23 storey tower fronting Beechen Grove providing 154 residential flats (54 studios, 48 x 1 bed, 52 x 2 bed). Access to the flats is through the public space alongside the office building. Also included is a residents' gym, communal lounge, management suite and secure bin store, cycle store and storage rooms.
- iv) Basement car parking over 3 levels providing 200 parking spaces (150 for the office use and 50 for residential use) and cycle storage for the office use.
- v) A roof level café/restaurant and terrace open to the public on the roof of the office building.
- vi) Roof level terraces for the use of office employees and residents, including on the roof of the 23 storey tower.

3.0 Relevant planning history

- 3.1 There is no planning history of relevance to the current application.

4.0 Planning policies

Development plan

- 4.1 In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:
- (a) *Watford Local Plan Core Strategy 2006-31;*
 - (b) the continuing "saved" policies of the *Watford District Plan 2000;*
 - (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026;* and
 - (d) the *Hertfordshire Minerals Local Plan Review 2002-2016.*
- 4.2 The *Watford Local Plan Part 2: Publication Version* was published in July 2016. This has been subject to 3 rounds of public consultation – Nov-Dec 2013, Dec 2014-Feb 2015 and Dec 2015-Feb 2016. It contains development management policies and site allocations. The emerging policies and site allocations in this document can be given limited weight at this time.

4.3 **Supplementary Planning Documents**

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

Watford Character of Area Study 2011

Skyline – Watford's Approach to Tall Buildings 2016

Residential Design Guide 2016

4.4 **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 1 Building a strong, competitive economy

Section 2 Ensuring the vitality of town centres

Section 4 Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 10 Meeting the challenge of climate change, flooding and coastal change

Decision taking

- 4.5 In January 2016 the Council received the South West Hertfordshire Strategic Housing Market Assessment and associated Economic Study 2016 (SHMA) which set out an Objectively Assessed Need (OAN) for housing in the Borough that exceeds the levels in the Core Strategy. At current the Council's allocations do not provide a five year supply of deliverable housing land based on the OAN contained within the SHMA. The SHMA forms only part of the evidence based for the next iteration of the local plan and further work is being undertaken in relation to capacity assessment and allocations, however it is a material consideration which needs to be taken into account.

- 4.6 Having regard to the SHMA the most recent evidence suggests that policies relating to targets for the delivery of housing within the Watford Local Plan Core Strategy 2006-31 are out of date. Accordingly, applications for housing should be considered against the second test for decision taking in paragraph 14 of the NPPF applications for housing should be granted permission unless any adverse

consequences of doing so would demonstrably and significantly outweigh the benefits when assessed against the policies of the Framework.

5.0 Consultations

5.1 Neighbour consultations

Letters were sent to 155 properties in the surrounding area. Nine replies were received, 8 from residents and 1 on behalf of intu Watford. The points that have been raised are summarised and considered in the table below.

Representations	Officer's response
Loss of unobstructed view from flats in Clarendon Lofts.	See paragraph 6.6 of this report.
Loss of light from flats in Clarendon Lofts.	See paragraph 6.6 of this report.
Noise and disturbance during construction.	This is not a material planning consideration.
Residential tower too high. Will dominate Watford. Inappropriate due to scale, height and mass. Major impact on skyline. Double height proposed in tall buildings policy TB1.	See paragraph 6.3 of this report.
Dangerous as situated close to busy corner.	The Highway Authority considers the access arrangements to be acceptable and has raised no objection.
Roof top amenity area will overlook St John's Primary School.	The roof top play area at St John's Primary School opposite will be used only for sports activities and will be supervised. It will not be used as a general playground.
Inadequate car parking provision.	See paragraph 6.7 of this report.
Overshadowing of Hemingford Court and overlooking.	See paragraph 6.6 of this report.
No social housing provision.	See paragraph 6.5 of this report.
Will set precedence for further tall buildings.	Clarendon Road is an area designated for tall buildings in the emerging Local Plan Part 2.
Restaurant/café uses will undermine planned investment in Charter Place redevelopment.	See paragraph 6.2 of this report.
Site outside town centre shopping areas. Alternative units	See paragraph 6.2 of this report.

exist within designated shopping areas.	
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5.2 Statutory publicity

The application was publicised by 4 site notices posted on 12th April 2017 and by advertisement in the Watford Observer published on 14th April 2017. The site notice period expired and the newspaper advertisement periods both expired on 5th May 2017.

5.3 Technical consultations

The following responses have been received from technical consultees:

Hertfordshire County Council (Highway Authority)

Has no objection to the proposal subject to suggested conditions. Has requested a financial contribution of £6,000 towards the monitoring of a Travel Plan.

Hertfordshire County Council (Lead Local Flood Authority)

No objections to the proposed surface water drainage scheme, subject to appropriate conditions being imposed.

Hertfordshire County Council (Waste and Minerals)

Has requested a Site Waste management Plan is secured for the development.

Thames Water

No objections to the proposed surface water drainage or foul water drainage. Adequate capacity exists within the sewer system to accommodate the proposal.

Arboricultural Officer

Has no objection to the loss of the 4 trees proposed from the site, subject to appropriate new planting.

6.0 Appraisal

6.1 Main issues

The main issues to be considered in the determination of this application are:

- (a) Principle of the proposed uses.
- (b) Scale and design.
- (c) Quality of residential accommodation.
- (d) Affordable housing provision.
- (e) Impacts on surrounding properties.
- (f) Transport, access and servicing.

- (g) Car and cycle parking.
- (h) Impact on heritage assets.
- (i) Environmental considerations.

6.2 (a) Principle of the proposed uses

The site is within the wider Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. The Core Strategy sets out the requirement for the provision of at least 7000 new jobs by 2031 to meet strategic objectives and maintain Watford's role as a regional employment centre.

- 6.2.1 The GVA Employment Study 2010 (forming part of the evidence base for the Core Strategy) identified potential demand for up to 90,000m² of B1a office floorspace to 2031. Even if all existing vacant floorspace was taken up, there would still be a demand for 34,600m² of new floorspace. This study also highlighted the fact that the quality of floorspace is equally important as the quantity. Clarendon Road/Station Road is identified as needing improvement in the quality of stock to compete effectively and attract occupiers. It is important to have not only the right quality and quantity of floorspace but also the right type of space to meet the future employment needs of the Borough and generate new jobs. As a regional centre, it is important that Watford remains an employment destination and does not become merely a commuter town.
- 6.2.2 The latest Economic Growth and Delivery Assessment (EGDA) prepared by Nathaniel Lichfield and Partners (2014) has identified a significantly greater predicted growth in employment at 13,290 new jobs, almost double the predicted 7,000 new jobs in the 2010 Employment Study. Some 11,630 of these are forecast to be in Class B1(a) and B1(b) office jobs. It also predicts a significant shortfall of employment floorspace, in the order of 164,000m² to 215,000m², a significant proportion of which will need to be in the form of office floorspace. Even allowing for some adjustment and refinement of these figures, these figures are a magnitude greater than that planned for in the Core Strategy.
- 6.2.3 Emerging Policy EMP5 of the Local Plan Part 2 states that development within the Clarendon Road, Station Road and Bridle Path office area should deliver modern, high quality Class B1a and B1b office floorspace to meet these identified needs. However, it also states that an element of small scale supporting uses (such as coffee shops, conference facilities, gyms and crèches) will be supported where these add to the vitality and viability of the office area. This policy does not consider residential use to be acceptable within the employment area.
- 6.2.4 The proposed office element of the scheme is fully in accordance with planning

policy and will significantly increase the amount of office floorspace on the site. Hannay House currently provides approximately 2,000m² of floorspace which is now very dated. Millbuck House has been vacant for 20 years and can be discounted in this respect. On this basis, the proposal will increase the office floorspace by approximately 9,000m² and will provide modern, high quality floorspace to replace the existing, low quality floorspace. This is welcomed. The application is also accompanied by an office supply assessment by local commercial agents Perry Holt and Co. which summarises the current office market in Clarendon Road and supports this level of office provision.

- 6.2.5 The proposed residential element of the scheme is not in accordance with the adopted and emerging employment policies. However, there is strong national support for the delivery of new housing to meet demand and address a shortage in housing supply and the importance of delivering good quality housing is emphasised within the NPPF.
- 6.2.6 Policy HS1 of the Core Strategy lists the criteria that will be taken into account in assessing the suitability of windfall sites for residential use. In this case, the site is brownfield land, is within the town centre, is not at risk of flooding and has excellent access to public transport and a wide range of services. Furthermore, the site has no heritage significance or biodiversity or landscape value. Notwithstanding the high number of residential dwellings proposed, the site still meets its potential for providing a significant increase in the quantity and quality of office accommodation. The proposed residential development is therefore considered to meet the criteria set out in Policy HS1. This site is also within a location where the Core Strategy expects and encourages higher density housing to be delivered.
- 6.2.7 The Council also acknowledges that it currently does not have a 5 year housing land supply as required by the NPPF. Current figures indicate a supply of 3.0-3.5 years equating to a shortfall of 1,018-1,553 dwellings for the period 2016/17 to 2020/21. Paragraph 14 of the NPPF states that applications for housing should be granted permission unless any adverse consequences of doing so would demonstrably and significantly outweigh the benefits when assessed against the policies of the Framework. As the proposal also delivers significant new office floorspace, there are considered to be no severe economic impacts that would outweigh these benefits.
- 6.2.8 Policy HS2 of the Core Strategy states that all proposals for residential development will be considered in the context of the local area's need for a variety of different types, tenures and sizes of accommodation. The proposed development provides 154 flats comprising 54 studios, 48 x 1 bed, 52 x 2 bed units. Given the location of the site in the Clarendon Road employment area and within the wider town centre

policy area, this is considered to be an acceptable mix of units for a high density scheme of this nature and accords with aims of Policy HS2 of the Core Strategy.

6.2.9 Having regard to these various factors, a mixed-use development that delivers increased, high quality office floorspace and new housing is considered acceptable for this site.

6.2.10 The proposal also includes other, small scale uses comprising 2 cafe/restaurant units at ground floor level and a café/restaurant use on the roof of the office building. Emerging Policy EMP5 does support small scale supporting uses that support the employment uses. The proposed uses will serve office employees on the site and from other buildings within Clarendon Road during the daytime. However, they can be considered as more supporting uses in that they are also intended to operate during the evenings and weekends when the office use is not occupied and will, therefore, serve the wider community.

6.2.11 Given the introduction of residential use on this site and on other nearby sites (36 and 53, Clarendon Road), it is considered appropriate that some small scale café/restaurant uses are introduced to give greater activity during the evening period when Clarendon Road would otherwise be largely devoid of activity. Although the uses will be sited outside the primary and secondary shopping areas of the town centre, it is not considered they will undermine the viability and functioning of the town centre or the development of Charter Place that is currently underway. The site is not in a prime location and is more likely to be attractive to smaller or independent operators who do not wish to have a presence within the prime town centre area.

6.2.12 The roof terrace café/restaurant will be a unique feature within the town and will add a different experience to the current café/restaurant offer within the town centre. As such, it is likely to be attractive to a different clientele and will enhance the overall night-time economy of the town centre.

6.3 (b) Scale and design

The Skyline supplementary planning document sets out guidance on delivering quality taller buildings in terms of the building itself and the public realm interface. This SPD supports Policy UD1 of the Core Strategy. The guidance makes it clear that the majority of areas in Watford are unsuitable for taller buildings, and directs the taller buildings to central locations which have notable regeneration and economic development opportunities and high capacity public transport infrastructure. Clarendon Road is one of these identified areas.

6.3.1 Emerging Policy TB1 of the Local Plan Part 2 has suggested building heights for

Clarendon Road of around 10 storeys with a taller building on the site opposite the station of around 15 storeys. The northern end of Clarendon Road was considered to be a more appropriate location for the tallest building on Clarendon Road as it would mark the station and would also tie in with the taller buildings which are being promoted as part of the Watford Junction development. Clearly the height of the proposed tower on this site does not follow this guidance and would create a significant landmark tower at the southern end of Clarendon Road.

- 6.3.2 The height of the office building fronting Clarendon Road at 8 storeys would be higher than most of the existing buildings in Clarendon Road but would be in accordance with emerging Policy TB1. Earlier this year, an 11 storey office building was granted permission at 53, Clarendon Road. Although the tower is significantly taller at 23 storeys, as it is set back from Clarendon Road, it would not impact significantly on this frontage. The main visual impact of the tower will be seen along Beechen Grove from the north on the approach to the town centre, and within the wider townscape. In this respect it will provide a strong edge to the Beechen Grove frontage and a more animated frontage, which is positive.
- 6.3.3 The application is accompanied by an appraisal for the proposal against the criteria set out in the Skyline SPD. This has been reviewed in detail by the Urban Design and Conservation Manager. Although the proposed tower does not accord with the suggested location for a tower of this height (opposite Watford Junction), it will be viewed within the skyline of Watford in the context of the YMCA tower in the town centre, taller buildings along Clarendon Road (including the recently approved 11 storey building at no.53), the recently approved 12 storey building for TJX opposite Watford Junction and the cluster of tall buildings being promoted under the Watford Junction redevelopment masterplan. All of these buildings are essentially aligned along the Clarendon Road axis and the proposed tower will be seen alongside the YMCA tower as identifying the town centre. In this context, the proposed tower will sit comfortably within the skyline and is considered to be an appropriate response to the site.
- 6.3.4 Within Clarendon Road, the building will sit comfortably alongside Jury's Inn and other buildings along the road, which are generally 4-6 storeys in height and of an eclectic mix of styles and materials. The office building is to be of a curtain wall glazing system with 1.5m wide glazing panels that will give a simple and uniform appearance to the offices, very similar to that of Meridian House at 69, Clarendon Road. The flank elevation of the office building is set in 11m from the southern boundary at ground, 1st and 2nd floor levels to create a new public plaza. This will provide an open and spacious access to the residential entrance at the foot of the tower and an area for outdoor seating for the 2 ground floor cafes/restaurants, creating activity within the frontage. At 1st and 2nd floor levels, a series of vertical

fins are introduced above the ground floor café/restaurant uses to add visual interest and give a more human scale to the building where it interacts with the public realm. The relationship between the frontage of the site, which will be largely used by pedestrians but which will also be used for servicing, will need careful management and high quality hard and soft landscaping to ensure this space works successfully.

6.3.5 The proposed tower has been designed as a simple, elegant, glazed form using similar glazing panels to the office building but with a more domestic scale of 0.5m, 1.0m and 1.5m widths. These will include fixed glazing, opening windows and solid spandrel panels reflecting the layout of the flats and giving a random arrangement across the building. Winter gardens with sliding windows are located on the corners of the tower adding further visual interest whilst maintaining the elegance of the tower. The roof of the tower will be surrounded by 4m high glazed panels to give protection from the wind and allow the proposed roof top planting to be visible.

6.3.6 Overall, the proposal is considered to accord with the guidance in the Skyline SPD and your officers are confident that a high quality building can be achieved that will make a positive contribution both the Clarendon Road, Beechen Grove and the skyline of Watford.

6.4 (c) Quality of residential accommodation

The proposal will provide 154 residential flats comprising 54 studios, 48 x 1 bed and 52 x 2 bed flats. All will comply with the minimum floorspace of the nationally described space standard. The 54 studio flats are all single aspect and face west overlooking Beechen Grove. They will all have good levels of outlook, natural light and privacy. Given their proximity to Beechen Grove, an A Class road and major route into the town centre, a noise assessment and air quality assessment were undertaken to assess to impacts of road traffic on these flats. Five dual aspect, 2 bed flats also have their main living rooms facing Beechen Grove and these have also been included in the assessments.

6.4.1 The noise assessment was undertaken in accordance with the relevant British Standards and other national guidance on noise. This has demonstrated that the internal noise levels will exceed the recommended levels in the British Standard (and World Health Organisation guidelines) during the daytime and night-time periods. As such, appropriate acoustic double glazing is recommended to ensure good internal noise levels are achieved for future occupants. This can be secured by condition. Furthermore, in order to maintain an acceptable internal noise environment, the flats will also need to be mechanically ventilated to allow them to be adequately ventilated without the need to open windows.

- 6.4.2 The air quality assessment has concluded that predicted concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀) from road traffic will not exceed any thresholds for residential use and, therefore, no mitigation measures are required.
- 6.4.3 Within the main tower (7th-22nd floors), 6 flats on each floor are arranged around the main lift/stair core. These will face in all directions and all will be either south facing or dual aspect with at least 1 elevation facing west, south or east. This will ensure the vast majority of the flats will have good levels of outlook, daylight, sunlight and privacy. At 7th-9th floor levels, where the residential tower adjoins the office building, 3 flats will be single aspect and north facing which will mean they will receive very limited direct sunlight. This is a very small percentage (1.9%) of the total number of flats and is acceptable.
- 6.4.4 Within the south-eastern corner of the tower, there are 10 flats (two each at 2nd -6th floors) that will have more limited levels of amenity. All of the flats will have windows in close proximity to the flank wall of Jury's Inn. Five will be single aspect, south facing and 5 will be dual aspect (south and east facing). The 5 south facing, single aspect flats will have their bedroom windows facing Jury's Inn at a distance of 5m with the living room window sited just beyond the rear elevation with an outlook down Beechen Grove. The 5 dual aspect flats will have the side windows of their living areas facing Jury's Inn with the main windows and balcony facing east towards the office building occupying the eastern and central parts of the site. Outlook for all of these flats will be more restricted than that of the other flats in the development. Natural light will also be more restricted although a daylight/sunlight assessment has demonstrated that all of the flats will still receive acceptable levels of natural light. The potential for overlooking from the adjoining office building is mitigated through the introduction of vertical fins which will prevent any direct views into the flats.
- 6.4.5 Overall, the level of amenity for these 10 flats will be more limited and less than would normally be expected within a residential area. However, given the flats form part of a high density, mixed-use development within an employment zone, and the limited number of flats affected (6.5%), it is considered that any harm is outweighed by the significant benefits of this proposal.
- 6.4.6 The majority of the flats will have a private winter garden, designed for use throughout the year, of 5-6m². In addition to this, 2 landscaped roof gardens are provided for the use of residents at 7th floor level (275m²) and on the roof of the tower (410m²). These will provide high quality communal space.
- 6.4.7 The proposal also incorporates a number of facilities to serve the future residents. These include a residents' gym at ground floor level; a secure cycle store with CCTV

for 154 cycles; 84 secure storage cages of 2.25m² each sited on 2nd-6th floors for large item storage; and an on-site concierge service and management offices.

6.5 (d) Affordable housing provision

Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. In the case of the proposal, for 154 units, this would require the provision of 54 affordable units. This provision should have a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. Only in exceptional circumstances will a lower level of provision be considered through submission of a development viability assessment.

- 6.5.1 A viability assessment has been submitted in this case and has been the subject of detailed review by external consultants on behalf of the Council. Negotiations have been undertaken over a period of 4 months. The applicant's submitted assessment concluded that it is not viable for the development to provide any affordable housing, either on-site or in the form of a financial contribution, and this remains their position. Based upon the Council's emerging supplementary planning document (SPD) on affordable housing commuted sums, a payment of £6,156,313 would be sought. The final advice from the Council's consultants is that they consider the development is viable to make a financial contribution. The level of this contribution is dependent on the actual values of the various inputs into the viability model which are not exact and must be based on comparable evidence where this exists.
- 6.5.2 The applicant has not agreed these various input values. However, following further negotiations, it has been agreed that the applicant will make a minimum financial contribution of £1,400,000 towards affordable housing provision, which is the minimum figure considered viable by the Council's consultants. It has been agreed with the applicant that a review of the viability of the development will then be undertaken towards the end of the project when actual build costs, sales values of the flats and rental values of the offices are known. This will allow additional payments to be made, up to the maximum figure of £6,156,313, where the viability of the development can be shown to have improved.
- 6.5.3 Policy HS3 does not refer to financial payments in lieu of on-site provision, which is the preferred and most appropriate form of provision. However, in this case, it is considered that a financial payment would be the most appropriate option for meeting urgent housing need as it could be used by the Council either in its joint venture partnership with Watford Community Housing Trust or to directly deliver its own affordable housing, of the size and tenure required. The majority of the units within the scheme are studio and 1 bed and these would not meet the current urgent housing needs in the borough, with 2 bed, 4 person units being most

needed. The greatest urgent need is also for social and affordable rented accommodation, with shared ownership unable to meet urgent need within the current housing market. Furthermore, on-site provision within the scheme would incur high service charges which would not be acceptable to the Council or a registered provider. For these reasons, a financial contribution is considered acceptable in this case.

6.6 (e) Impacts on surrounding properties

The nearest residential properties to the site are located at Clarendon Lofts on the upper 2 floors of Jury's Inn, Hemingford Court, Gartlet Road and Arliss Court, Clarendon Road. The potential impacts of the proposal on these properties are considered below.

6.6.1 *i) Clarendon Lofts, Jury's Inn*

These comprise 22 flats on the upper 2 floors of the Jury's Inn, adjoining the southern boundary of the site. Twelve of the flats face south-west over Beechen Grove (and will be unaffected by the proposal) and 10 flats face north-east towards the application site and Hannay House. In each case, the field of view from the windows of the flats is partially over the roof of the front element (6 storeys) of Jury's Inn and partially over Hannay House (4 storeys). The proposed 23 storey tower is sited alongside the flank elevation of Jury's Inn and will not have any impact on the flats. The 10 flats in question will face towards the proposed office building which is virtually identical in height to Jury's Inn.

6.6.2 In terms of outlook, the main living rooms of 8 of the flats (4 on each level) will face towards the flank elevation of the office building at distances varying from 17-28m, with the flank elevation set at an oblique angle to the flats. The office building will have a significant impact on the outlook from the flats which currently look over the roof of the existing Hannay House building, which is lower. As the office building is at a very similar height, it is not considered that it will have an overly dominant or overbearing impact despite a partial loss of outlook. The main loss will be of the view over the roof of Hannay House. However, in planning law there is no right to a view so this is not a matter that could be used as a reason for refusal. Furthermore, the application site is allocated for employment use with a focus on providing new office development. It would not, therefore, be reasonable to prevent an office development of the site in order to protect the view of residential properties. Overall, although the outlook from 4 of the flats will change, it is not considered this will be so severe as to merit a refusal of planning permission.

6.6.3 A detailed daylight/sunlight study has been undertaken to assess the impact of the proposed development on natural light to these flats. This has demonstrated that the flats will still receive good levels of light daylight and sunlight in accordance

with the guidelines of the British Research Establishment's 'Site layout planning for daylight and sunlight: a guide to good practice'.

- 6.6.4 The flank elevation of the office building will comprise curtain wall glazing but this will incorporate solid panels behind the glazing which will prevent any overlooking of the flats from within the offices. This is acceptable.

6.6.5 *ii) Hemingford Court, Gartlet Road*

This is a recently completed block of flats on the eastern part of the former 36, Clarendon Road (Registry Office) site fronting Gartlet Road. It is approximately 40m to the north-east of the site. Most of the flats have their main elevations facing north or east. Significantly, on the western part of the site fronting Clarendon Road, a 5 storey office building (approved as part of the same development) is under construction. Once this is complete, the proposed development will not be directly visible from the flats. As such, it will have no adverse impact on the amenities of these flats.

6.6.6 *iii) Arliss Court, Clarendon Road*

This is a former office building converted to flats located on the south-east corner of the Beechen Grove/Clarendon Road junction. It is sited approximately 100m to the south-east of the site. Although the office block and the 23 storey tower will be visible from many of the flats, they will have no adverse impact on the amenities of these flats.

6.7 (f) Transport, access and servicing

The site is located in a highly accessible and sustainable location within a short walk of Watford Junction Station and the bus interchange. Travel to the site by public transport is therefore possible by train (West Coast Mainline, London Midland and Southern regional services, London Overground services and the Abbey Line) and numerous bus services serving north London and Hertfordshire. The proposed Metropolitan Line Extension (MLX) will also terminate at Watford Junction. The site is therefore ideally situated for commuters travelling to the site to work and for car-free housing.

- 6.7.1 Access to the site will remain directly from Clarendon Road with the existing accesses being modified. The southern access will provide access for servicing vehicles (refuse collection and deliveries) with egress via the northern access. The northern access will also give access/egress to the basement car park. There will be no vehicular or pedestrian access from Beechen Grove. A detailed Transport Assessment submitted with the application demonstrates that these arrangements are acceptable and will not have any adverse impact on Clarendon Road.

6.8 (g) Car and cycle parking

The existing site includes a surface level car park of 87 spaces serving the office building at Hannay House. The proposal incorporates a basement car park of 200 spaces over 3 levels, with 150 spaces allocated to the office use and 50 to the residential use.

Based upon the Council's current maximum parking standards in the Watford District Plan (1 space per 30m²), the location of the site within Parking Zone 2 (a 50% restraint factor), and the gross internal office floorarea (11,180m²), the maximum number of spaces allowed would be 186 spaces. The provision of 150 spaces for the office use is therefore acceptable. For the proposed 154 residential flats, the maximum standard based upon the mix of units would be 154 spaces (1 space per dwelling). Given the highly accessible and sustainable location of the site, a reduced provision incorporating car-free units is acceptable in principle.

- 6.8.1 The emerging Local Plan Part 2 includes new parking standards (although not expressed as minimums or maximums) which seek to encourage lower parking provision. For the application site, given its accessible location, this would be 1 space per 100m² giving a standard of 112 spaces for the office floorspace and 115 spaces for the residential use. This would give a total guideline figure of 227 spaces. The overall provision of 200 spaces therefore remains acceptable in principle.
- 6.8.2 The Transport Assessment accompanying the application has analysed the predicted net traffic flows arising from the proposed development and other committed developments within Clarendon Road. The calculation of net traffic flows took into account the existing 87 parking spaces on the site. Other committed developments included those recently approved at 32, 36 and 53, Clarendon Road. The assessment also included an analysis of junction capacity for the junctions serving Clarendon Road. The results of the assessment show that the net increase in traffic flows on Clarendon Road and through the relevant junctions would not have a significant impact. The provision of 200 parking spaces to serve the development is therefore acceptable.
- 6.8.3 As the site is located within a controlled parking zone, the proposed residential flats will need to be excluded from this in order to discourage car ownership and minimise any likelihood for overspill parking on surrounding residential roads. This can be secured through a planning obligation in the normal way.
- 6.8.4 The proposal also includes provision for 97 long term and 24 short term cycle spaces for the offices. The long term spaces are located within the basement car park with the short term spaces located within the basement and in a secure store adjoining the main entrance. For the residential use, 154 cycles spaces are provided

within a secure cycle store at ground level. This provision for cycles meets the minimum standards set out in the Watford District Plan and the emerging Local Plan Part 2.

- 6.8.5 The application is accompanied by a draft Travel Plan for the proposed office use, to actively promote sustainable modes of travel to the site for employees and visitors. This is acceptable in principle subject to a detailed Travel Plan based upon the Hertfordshire County Council's document 'Hertfordshire Green Travel Plan Guidance' being submitted for approval. A monitoring fee of £6,000 is also sought to monitor the implementation of the approved Travel Plan.

6.9 (h) Impact on heritage assets

There are several designated heritage assets within the area surrounding the site. These include the Estcourt Conservation Area to the east, the Civic Core Conservation Area to the west and the Grade II listed Beechen Grove Baptist Church to the south-east. The Council's Urban Design and Conservation Manager is satisfied that the proposal will have less than significant harm on the setting of these assets.

6.10 (i) Environmental considerations

6.10.1 i) Trees and landscaping

One tree on the site, a Norway maple, sited on the northern boundary is protected under TPO 165. This tree, together with 3 non-protected trees on the site frontage, is to be removed. The protected tree is set back 33m from the Clarendon Road frontage and can only be viewed between the existing buildings from a limited vantage point. Given the significant benefits arising from the proposal, the loss of this tree is considered acceptable. New tree planting is proposed on the Clarendon Road frontage.

6.10.2 ii) Surface water drainage

An acceptable surface water drainage scheme, which incorporates an attenuation tank and 2 deep bore soakaways, will reduce the risk of flooding and has been agreed with Hertfordshire County Council. This can be secured by condition. Overflow discharges from the attenuation tank at restricted rates to the public sewer have also been agreed with Thames Water.

6.10.3 iii) Clarendon Road improvement project

The Council is promoting an environmental improvement scheme for Clarendon Road, in partnership with Herts. County Council. This will involve a complete re-surfacing and re-landscaping of the entire length of the road with the intended provision of making a more friendly environment for pedestrians and cyclists. The applicant has agreed to make a financial contribution of £600,000 towards this

project, to be secured by means of a s.106 planning obligation.

6.10.4 iv) Sustainable construction

A BREEAM pre-assessment has been submitted with the application to demonstrate that the offices can achieve a rating of 'Very Good' for the shell and core offices. This is acceptable. It is proposed to install a communal heat pump system for heating and hot water for the flats and heating for the non-residential uses. A separate air source heat pump system is proposed to provide heating and cooling for the non-residential uses. These measures are predicted to reduce energy emissions by 30% over the target levels.

6.10.5 v) Fire safety

The facades of the office and residential buildings will be constructed of glazed panels. The solid spandrel panels will have non-combustible insulation behind them. A fire safety design note has also been submitted setting out the various measures to be incorporated into the building including sprinklers and a fire detection and alarm system.

7.0 Community Infrastructure Levy and Planning Obligations

7.1 Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted.

The CIL charge applicable to the proposed development is:

Watford Charging Schedule

Type of Development	CIL Rate
Residential	£120 per sqm
Retail (Class A1 – A5)	£120 per sqm
Office	£0 per sqm

The charge is based on the net increase of the gross internal floor area of the proposed development. Exemptions can be sought for charities, social housing and self-build housing. If any of these exemptions is applied for and granted, the CIL liability can be reduced.

7.2 S.106 planning obligation

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants.

In this case, the development requires planning obligations to secure a financial contribution towards the provision of affordable housing in the borough, to ensure the exclusion of the development from the local controlled parking zone, to secure a monitoring fee for the proposed Travel Plan, to secure any necessary fire hydrants to serve the development and to secure a financial contribution towards the environmental improvement of Clarendon Road. These requirements meet the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, these planning obligations can be taken into account as material planning considerations in the determination of the application.

8.0 Conclusion

- 8.1 The site is located within a designated employment area where the focus is on the provision of new office floorspace. The proposed office element of the scheme is in accordance with local plan policy and will significantly increase the quantity and quality of office floorspace on the site. The proposed residential element of the scheme is not in accordance with the adopted and emerging employment policies, however, there is strong national support for the delivery of new housing to meet demand and address a shortage in housing supply and this is emphasised within the NPPF. Furthermore, the Council is currently unable to demonstrate a 5 year housing supply for the borough and the site is in a highly accessible and sustainable location. The proposal therefore exploits the opportunity afforded by the site to provide a significant number of dwellings whilst still providing a significant level of new office floorspace. It will therefore deliver significant economic, social and environmental benefits in accordance with the NPPF.
- 8.2 At 23 storeys, the proposed building is taller than that envisaged by the Skyline SPD and the emerging policies relating to tall buildings. However, it is within an area identified for tall buildings and on the skyline of Watford will be seen in the context of the YMCA tower, other tall buildings recently approved along Clarendon Road and the cluster of tall buildings being promoted through the Watford Junction redevelopment masterplan. The building is considered to be well designed and elegant and relates well to the public realm on Clarendon Road. In this context, it is considered that the proposed building will sit comfortably on the skyline of Watford and make a positive contribution to the town.

9.0 Human Rights implications

- 9.1 The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.
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10.0 Recommendation

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure a financial contribution to the Council of £1,400,000 towards the provision of affordable housing in the Borough of Watford;
- ii) To secure a review mechanism of the viability of the scheme to secure additional contributions up to a maximum total contribution of £6,156,313 towards the provision of affordable housing in the Borough of Watford, subject to the review demonstrating the improved viability of the development;
- iii) To secure a financial contribution to the Council of £600,000 towards the environmental improvement of Clarendon Road;
- iv) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site;
- v) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council;

- vi) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site.

Conditions

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

PL_10, 100B, 101B, 102, 103B, 104B, 105B, 106A, 107B, 108A, 109A, 110A, 111A, 112, 120A, 121A, 122A, 130, 131, 132, 133, 134, 135, 200, 201A, 202, 501, 502, 503, 504

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report by SLR Consulting (ref. 402.06661.00004 Version 2.0 dated July 2017) and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off rates to maximum of 54.3l/s for the 1 in 100 year rainfall event with discharge into Thames Surface Water sewer.
- ii) Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
- iii) Implementing the appropriate drainage strategy using appropriate SuDS measures as indicated on drawing no. 1620002979-RAM-XX-DR-C-00100 Rev P2.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

4. No development shall take place until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include:
 - i) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
 - ii) Routes of exceedance to be identified for rainfall events that exceed the 1 in 100 year + climate change event.
 - iii) Any areas of informal flooding should the system flood above the 1 in 30 year event.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

5. No external facing materials shall be installed on the building until full details and samples of all the materials to be used for the external surfaces of the building, including the plant enclosures at roof level, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

6. No external facing materials shall be installed on the building until a noise mitigation scheme for all the proposed residential dwellings on the 1st-6th floors with windows facing Beechen Grove, based upon the recommendations of the Environmental Noise Assessment by SLR dated March 2017 (Ref. No. 403.06661.00003, Version Final), has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

7. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 1st-6th floors with windows facing Beechen Grove has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

8. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 8th-11th floors with windows on the south elevation facing Jury's Inn has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed and be able to filter out cooking odours. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent ingress of cooking odours to the flats from the kitchen extract of Jury's Inn adjoining the site, in the interests of the future occupiers of the dwellings.

9. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure,

and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

10. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of the roof gardens, site boundary treatments and external lighting, has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The detailed scheme shall be based upon the Landscape Strategy contained within the Design and Access Statement dated 3rd April 2017 by PRC Architecture and Planning.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

11. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of the roof gardens and appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Strategy contained within the Design and Access Statement dated 3rd April 2017 by PRC Architecture and Planning. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

12. No part of the development shall be occupied until the modified access and egress arrangements from Clarendon Road, as shown in principle on the

approved drawings, and the servicing and delivery areas to the front and side of the building, have been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with saved Policies T21 and SE7 of the Watford District Plan 2000.

13. No dwelling within the development shall be occupied until the following facilities have been provided for the use of residents, in accordance with the approved drawings:

- i) the secure cycle store for at least 154 cycles;
- ii) the bin store for waste and recycling;
- iii) the storage cages within the storage rooms on the 1st-6th floors;
- iv) the roof gardens at 7th floor level and on the roof of the tower.

These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

Reason: To ensure that adequate facilities exist for the future occupiers of the dwellings, in accordance with saved Policies T10 and SE7 of the Watford District Plan 2000, Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

14. No part of the office floorspace shall be occupied until the following facilities have been provided for the use of residents, in accordance with the approved drawings:

- i) the secure cycle stores for at least 97 cycles and shower/locker facilities for employees;
- ii) the secure cycle stores for at least 24 cycles for visitors;
- ii) the bin store for waste and recycling;

These facilities shall be retained at all times.

Reason: To provide sustainable travel alternatives for employees and visitors, in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31, and to ensure adequate waste storage in accordance with saved Policy SE7 of the Watford District Plan 2000.

15. No part of the office floorspace shall be occupied until a detailed Travel Plan for the development, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

16. No plant or equipment shall be installed within the roof level plant room until an acoustic assessment has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the sound pressure level from the plant room will be at least 10dB below the lowest LA90 (15 minute) noise level measured at 1m from the adjoining residential flats when all plant and equipment is operational. The assessment shall include appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until the approved mitigation measures have been installed.

Reason: To ensure the operation of the plant and equipment does not give rise to noise nuisance to the residential occupiers.

17. All plant and equipment shall only be sited within the designated plant enclosure shown on the approved drawings. No plant or equipment shall be installed outside the approved plant enclosure unless details have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for approval shall include siting, size, appearance and technical specifications relating to noise.

Reason: In the interests of the visual appearance of the site and the amenities of the residential occupiers, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

18. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

19. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

20. The cleaning of the building shall only be undertaken using a monorail and cradle access system with the cradle stored at ground level, in accordance with the submitted details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

21. The ground floor commercial unit adjoining the office entrance (eastern unit) shall only be used as a café/restaurant within Class A3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose. The use shall not be open to the public before 0800 hours or after 2300 hours on any day.

Reason: The site is located within a designated employment area and in the interests of the functioning and appearance of the site and the amenities of residents within the development.

22. The ground floor commercial unit adjoining the residential entrance (western unit) shall only be used as a café/restaurant within Class A3 or as offices within Class A2 or Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes. The use shall not be open to the public before 0800 hours or after 2300 hours on any day.

Reason: The site is located within a designated employment area and in the interests of the functioning and appearance of the site and the amenities of residents within the development.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:

https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93 construction_noise .

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure a financial payment towards the provision of affordable housing in the Borough, a financial payment to exclude the development from the local controlled parking zone, a financial payment towards the monitoring of a Travel Plan, the provision of necessary fire hydrants to serve the development and a financial contribution towards the environmental improvement of Clarendon Road.

4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.
5. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council entered into extensive pre-application discussions with the applicant and completed a Planning Performance Agreement for the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

Drawing numbers

10370-PL_10, 100B, 101B, 102, 103B, 104B, 105B, 106A, 107B, 108A, 109A, 110A, 111A, 112, 120A, 121A, 122A, 130, 131, 132, 133, 134, 135, 200, 201A, 202, 501, 502, 503, 504.

Case Officer: Paul Baxter

Email: paul.baxter@watford.gov.uk

Tel: 01923 278284